



AGENDA

MINNEOLA PLANNING & ZONING COMMISSION MEETING

**City Hall City Council Chambers
September 14, 2026 at 6:30 P.M.**

I. CALL TO ORDER

II. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

III. AGENDA REVIEW

IV. PUBLIC COMMENTS

The Minneola City Council will hear questions, comments, and concerns from the public. Action may not be taken by the city council at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Minneola's Public Participation Policy adopted by Resolution 2013-19, members of the public shall be given a reasonable opportunity to be heard on propositions before the city council. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the city council addresses such items during this meeting.

Pursuant to Resolution 2013-19, public comments are generally limited to three minutes.

V. MINUTES

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| Item 1. | Planning & Zoning Commission
Meeting Minutes - August 3, 2026 | Consider a Request to Approve the Minutes from the August 3, 2026 Planning & Zoning Commission Meeting. |
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VI. COMMISSION DISCUSSION AND ACTION ITEMS

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| Item 2. | Ordinance 2026-20 Grassy Lake Industrial Rezoning | An Ordinance of the City Council of the City of Minneola, Florida, Rezoning for 14.52+ Acres Generally Located East of US Highway 27 and South of Citrus Grove Road From "Commercial-Planned Unit Development" (PUD-C) to "Industrial- |
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Planned Unit Development” (PUD-I) Within the City of Minneola; Providing for Conditions and Contingencies; Providing for Severability; Providing for an Effective Date.

- Item 3. Ordinance 2026-21 Grassy Lake Industrial Comp Plan Amendment An Ordinance of the City Council of the City of Minneola, Florida, Providing for a Textual Amendment to the City's Comprehensive Plan Amendment to Amend Policy 1-2.11.4 Entitled "Grassy Lake Holdings Commercial Development" to "Grassy Lake Holdings Industrial" Providing for a Comprehensive Plan Amendment to the City's Future Land Use Map of the City of Minneola's Comprehensive Plan From " Grassy Lake Holdings Commercial Development" to "Grassy Lake Holdings Industrial" for Approximately 14.52 Acres Generally Located East of US Highway 27 and South of Citrus Grove Road; Providing for Conditions and Contingencies; Directing the City Clerk to Transmit the Amendment to the Appropriate Governmental Agencies Pursuant to Chapter 163, Florida Statutes; Providing for Severability; Providing for an Effective Date.
- Item 4. Resolution 2026-15 Grassy Lake Industrial Developer Agreement A Resolution of the City Council of the City of Minneola, Florida, Approving the Grassy Lake Industrial Planned Unit Development Agreement; Providing for Severability; and Providing for an Effective Date.
- Item 5. Site Plan - Grassy Lake Industrial Consider Approval of a Site Plan for 14.52+ Acres Generally Located East of US Highway 27 and South of Citrus Grove Road for Commercial and Industrial Use Buildings.

VII. FINAL PUBLIC COMMENTS

Note: Pursuant to F.S. 286.0114 and the City of Minneola's Public Participation Policy adopted by Resolution 2013-19, members of the public shall be given a reasonable opportunity to be heard on propositions before the city council. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the city council addresses

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VIII. REPORTS

City Planner Joyce Heffington, AICP